

Commonwealth of Massachusetts
Executive Office of Environmental Affairs ■ MEPA Office

ENF

**Environmental
Notification Form**

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	14224
MEPA Analyst:	Holly Johnson
Phone:	617-626-1023

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Woodland Meadows		
Street: 84 Turnpike Road		
Municipality: Southborough	Watershed: Sudbury	
Universal Transverse Mercator Coordinates: N 4685180 E293290	Latitude: 42°17'36.2" Longitude: 71°30'27.5"	
Estimated commencement date: 4/01/09	Estimated completion date: 10/30/10	
Approximate cost:	Status of project design:	100 %complete
Proponent: Woodland Meadows LLC		
Street: P.O. Box 745		
Municipality: Natick	State: MA	Zip Code: 01760
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Meaghan Mayo		
Firm/Agency: Connorstone Engineering	Street: 10 Southwest Cutoff, Suite 7	
Municipality: Northborough	State: Ma	Zip Code: 01532
Phone: (508) 393-9727	Fax: (508) 393-5242	E-mail: Mtm@csei.net

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes No
- Has this project been filed with MEPA before?
 Yes (EOEA No. _____) No
- Has any project on this site been filed with MEPA before?
 Yes (EOEA No. _____) No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- a Single EIR? (see 301 CMR 11.06(8)) Yes No
 - a Special Review Procedure? (see 301 CMR 11.09) Yes No
 - a Waiver of mandatory EIR? (see 301 CMR 11.11) Yes No
 - a Phase I Waiver? (see 301 CMR 11.11) Yes No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): State subsidy under MassHousing (Housing Starts) or New England Fund.

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify _____) No

List Local or Federal Permits and Approvals: Local: *Comprehensive Permit (40B)*.
Federal: *NPDES*

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Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|---------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input type="checkbox"/> Wastewater | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air | <input type="checkbox"/> Solid & Hazardous Waste |
| <input type="checkbox"/> ACEC | <input type="checkbox"/> Regulations | <input type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit <input checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify: 40B Permit</i>
Total site acreage	8			
New acres of land altered		2.3		
Acres of impervious area	0	1.3	1.3	
Square feet of new bordering vegetated wetlands alteration		3158		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage				
Number of housing units	0	40	40	
Maximum height (in feet)	0			
TRANSPORTATION				
Vehicle trips per day	0	391	391	
Parking spaces	0	94	94	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	6820	6820	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	0	6820	6820	
Length of water/sewer mains (in miles)	W:0, S:0	W:0.20 S:0	W:0.20 S:0	

CONSERVATION LAND: Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

Yes (Specify _____) No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify _____) No

RARE SPECIES: Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Specify _____) No

HISTORICAL /ARCHAEOLOGICAL RESOURCES: Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify _____) No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify _____) No

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify _____) No

PROJECT DESCRIPTION: The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (You may attach one additional page, if necessary.)

(a) Woodland Meadows LLC is proposing to construct a 40-unit apartment building, on an eight acre parcel, on the east side of Woodland Road just south of Turnpike Road (Route 9). The northern portion of the site is in the Business Village Zone and the Southern portion is in the Residence A zone..

Currently most of the site is open field, brush and new growth woodlands. The site is sloped moderately steeply from the abutting properties to the east down to the wetlands along the western edge of the site. A small stream channel flows through the site, entering the site from the abutting property to the south and exiting the site through a culvert under Woodland Road on the west side of the site.

The USDA Natural Resource Conservation Service (NRCS) has mapped the soils on site as Merrimac, Paxton, Woodbridge and Swansea Muck, which are hydrologic soil groups A, C, C and D, respectively. A wetland complex transects the site along the west side, bordering a small stream. There are no areas on site designated by the Natural Heritage and Endangered Species Atlas as critical or habitat for rare or endangered species.

(b) The Proponent has examined other uses for the property including a miniature golf course, self-storage facility, and a Dairy Queen (or similar restaurant), however zoning issues, wetlands issues and market forces have conspired to make an affordable housing project the most attractive alternative. The environmental impacts from each of the options are similar, with minor differences, such as the following:

- 1. The self-storage facility and the Mini-golf are not allowed uses under the zoning by-law and therefore required a special permit. Substantial public opposition to those proposals made them undesirable to pursue with approval being unlikely.*
- 2. The traffic impacts of the Self-storage are substantially less than any other options however the mini-golf and Dairy Queen had the possibility of Substantially more traffic.*
- 3. The mini-golf proposal may have necessitated additional wetlands impacts.*
- 4. Each of the rejected proposals had lower water use and smaller septic system requirements.*

Off-site alternatives are severely limited by the fact that the proponent does not own other similar properties in this area.

(c) The mitigation contemplated with the proposal is the dedication of open space.